

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR

HARBOR HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of San Patricio §

1. Name of Subdivision: Harbor Heights
2. Subdivision Location: San Patricio County
3. Name of Homeowners Association: Harbor Heights Property Owners Association, Inc.
4. Recording Data for Association: Plat is filed at the County under document number 665443
5. Recording Data for Declaration: Declaration is filed at the county under 678503

First Amendment to the Declarations is filed under Document No. 678966

Certificate of Annexation to Master Declaration, Phase 2 to Harbor Heights Phase 1 is filed under Document No. 701991

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Notice of Filing of Dedicatory Instruments are filed under Document No. 679057 which includes the following documents:

Bylaws of the Association
Uncurable Violation Enforcement Resolution
Standby Electric Generators Guidelines
Records Retention Policy and Records Inspection Policy
Electronic and Telephonic Action Policy
Email Registration Policy
Violation Enforcement Resolution
Rainwater Collection Devices Guidelines
Flag Display Guidelines
Solar Energy and Roofing Materials Guidelines
Religious Item Display Guidelines
Membership Voting Policy

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Harbor Heights Property Owners Association, Inc.

By: [Signature]
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

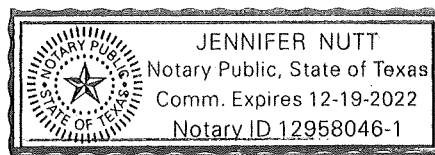
County of Bexar §

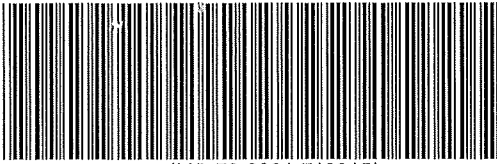
This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Harbor Heights Property Owners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232





VG-79-2021-716015

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 716015

Real Property Recordings

Recorded On: October 25, 2021 11:00 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 716015
Receipt Number: 20211025000039
Recorded Date/Time: October 25, 2021 11:00 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

SPECTRUM ASSOCIATION MANGAEMENT
ATTN: TRANSITIONS
17319 SAN PEDRO AVE STE 318
SAN ANTONIO TX 78232



STATE OF TEXAS

San Patricio County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas**

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX